

Dwell @ 1600

1600 Southwest Parkway, College Station, TX

979-693-6540 | DwellAdmin@MLDCmanagement.com

FEES:

Application: \$75

Administration: \$75

SECURITY DEPOSIT:

Deposit Insurance Through Beagle:
\$35/month (non-refundable) **OR** \$1500
Refundable Deposit

UTILITIES/ADDITIONAL FEES:

Required Monthly Fees

Pest Control: \$5/month

Internet: \$50/month

Trash: \$12/month

Valet Trash: \$20/month

Water/Gas/Sewer: Shared amongst the
property by occupancy

Monthly Fees (if applicable)

Credit Building & Financial Planning
Services through RentPlus: \$8.95-
\$14.95/month

PARKING:

Permit Parking Required for Visitors &
Residents |

Covered, Reserved Spots: \$35/month
OR

First Come, First Serve.

PET FEES:

Pet Friendly Community. Breed &
Weight Restrictions Apply

2 Pet Limit

Must register all pets with PetScreening.

Pet Fee: \$250

Pet Deposit: \$250

Pet Rent: \$25/month

REQUIREMENTS:

- Verifiable Monthly Income Equivalent to 2.75x the rent
- Criminal Record, Rental History & Credit Report
- Proof of Employment
- Valid, Government-Issued, Photo ID

ELECTRICITY:

Must have **proof of provider & account # upon move-in** to avoid additional fees.

- Electricity services are set up through College Station Utilities by visiting the following website:
- <https://www.cstx.gov/living-here/utilities/electricity-services/> or by calling: 979-764-3535

RENTERS INSURANCE:

Renter's Insurance is required and must be maintained active and valid throughout the duration of your lease term.

- Policy can be obtained through your own provider of choice or enroll in our Master Liability Coverage Policy for just \$15/month Note: The Master Liability Coverage Policy covers \$100K Liability and \$5K contents coverage.

Policy Requirements:

- Liability coverage of at least \$100,000 and list the property as an Interested Party to the policy with the following information:
 - Dwell at 1600
 - P.O. Box 3687, Coppell, TX 75019
 - RentersAIP@yardi.com & Dwellmgr@MLDCmanagement.com

Spectrum Internet:

- Ultra 500 Mbps
- Internet and Cable
- Set up service by Calling 833-697-7328
- Asking for "Bulk sales"

PetScreening

This program ensures all pets are properly registered and documented. **Whether you have a pet or not, participation is required for new leases and renewals and can be subject to an annual fee.**

ALL FEES, SPECIALS & PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE